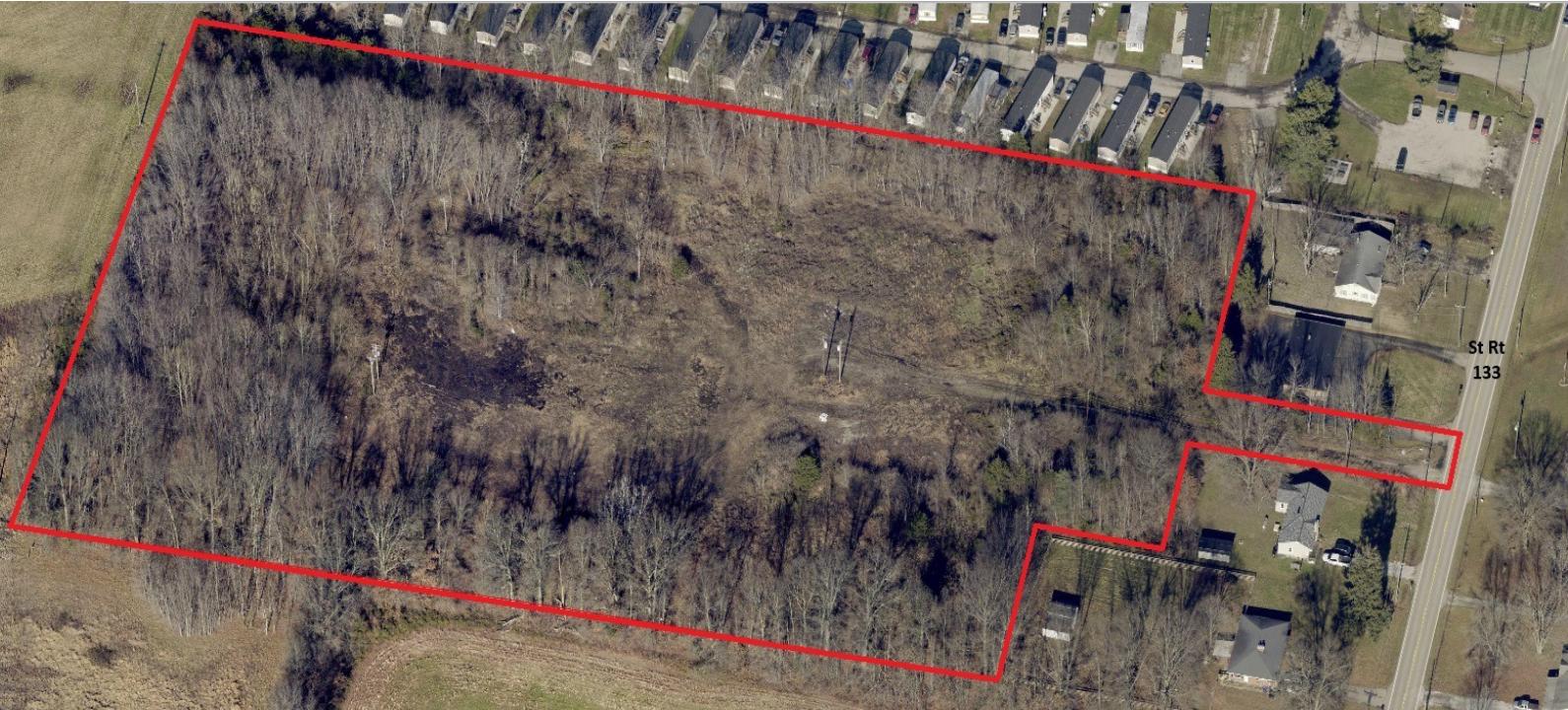


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	9.82 Acres
Price / Acre:	\$35,540
Market:	South East Clermont
Submarket:	Franklin Twp./Felicity

## PROPERTY OVERVIEW

FOR SALE: 9.82 acres of cleared, level acreage with industrial zoning. Access to water, sewer and electric at St Rt 133. Excellent location for industrial/manufacturing use, contractor, storage or development, though any residential development will require a zone change. Less than 1 mile to Felicity. Lot dimensions approximately 500' x 850'

## PROPERTY HIGHLIGHTS

- Recently cleared, level lot
- Water, sewer and electric available
- Property value is in the land and zoning.
- 1 mile from Felicity

## ADDITIONAL PHOTOS



North



South

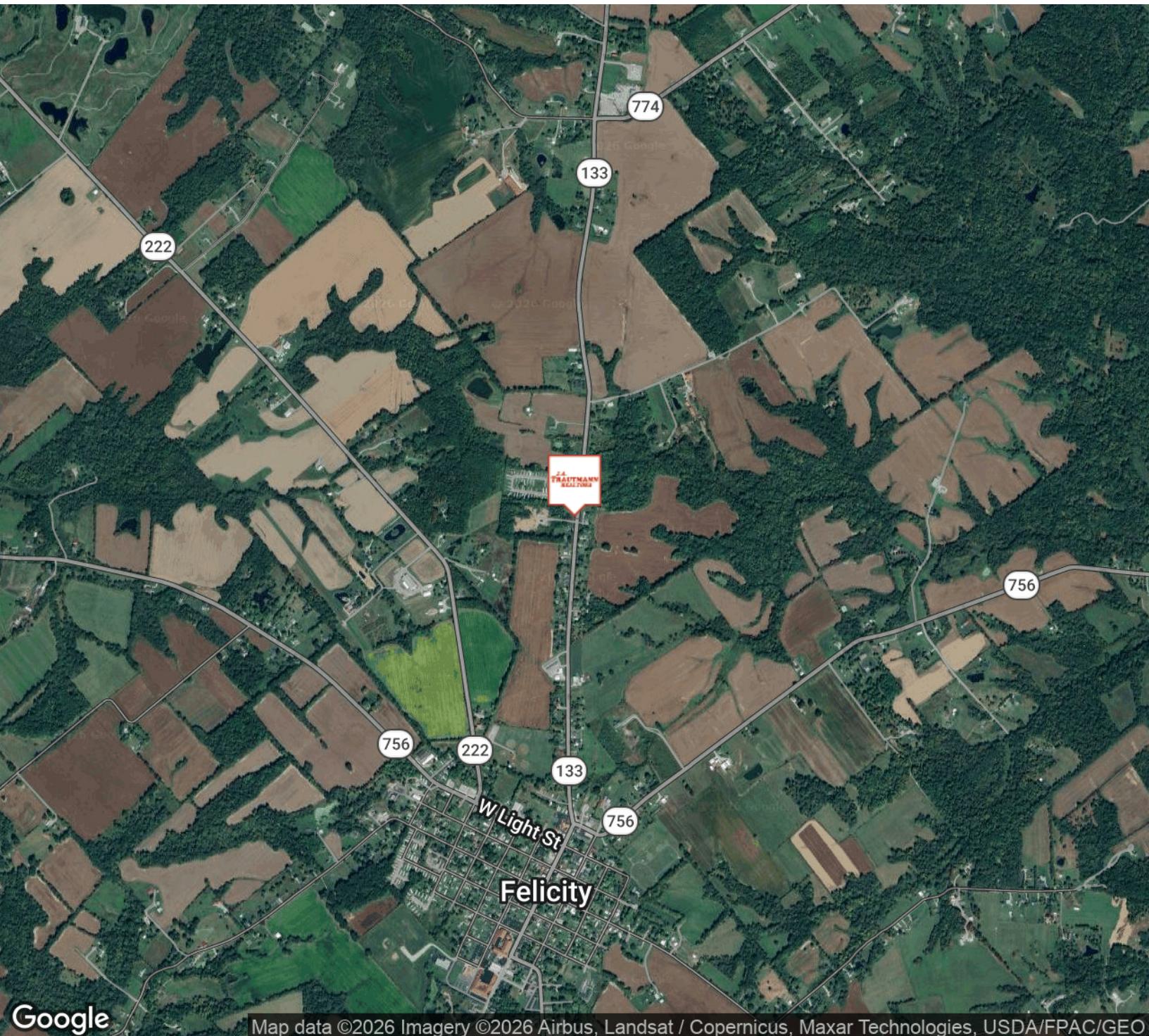


Property was completely cleared by the State of Ohio recently.

**BEN TRAUTMANN**  
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LAND FOR SALE

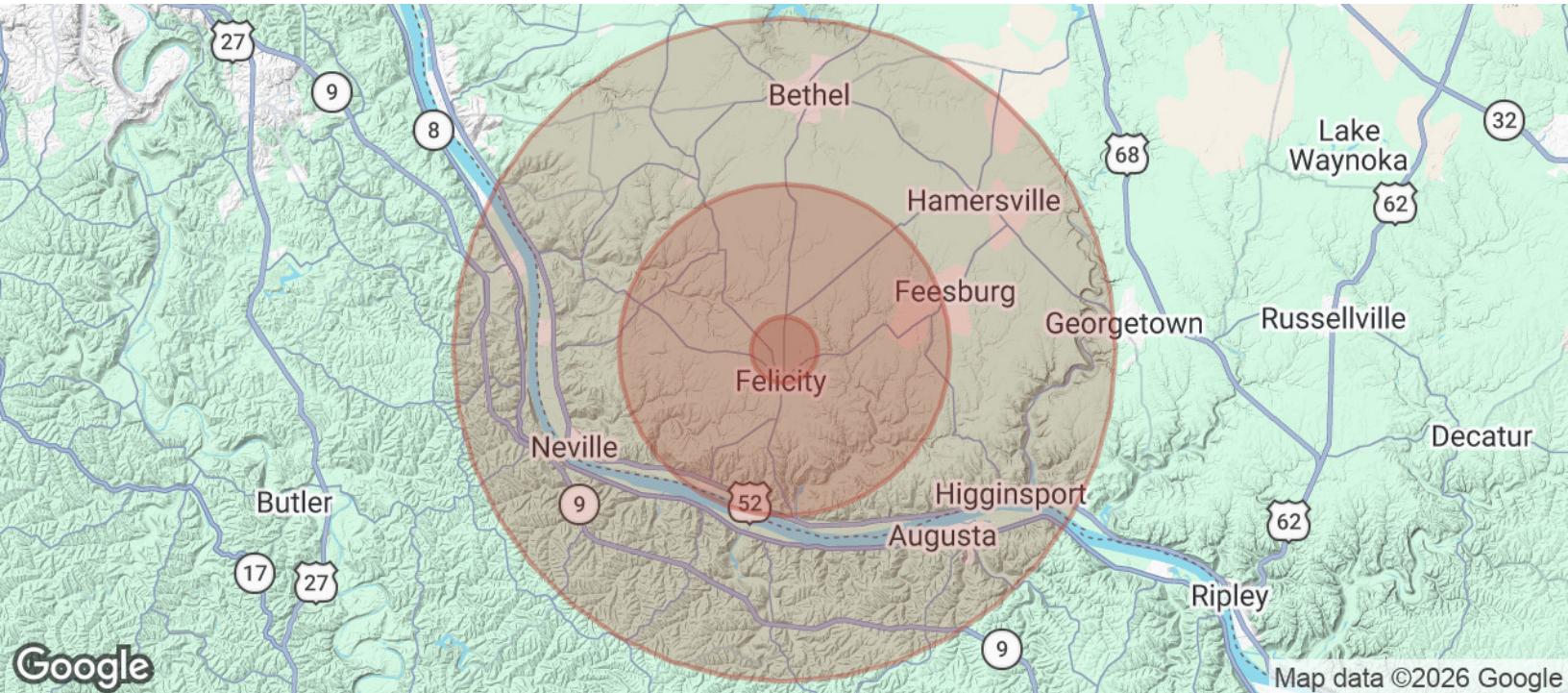
# LOCATION MAP



Google Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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LAND FOR SALE



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	275	7,375	32,625
Average Age	39.7	40.2	39.8
Average Age (Male)	40.5	40.7	39.1
Average Age (Female)	38.8	39.6	40.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	95	2,550	11,474
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$57,183	\$60,301	\$59,872
Average House Value	\$150,306	\$160,056	\$163,032

\* Demographic data derived from 2020 ACS - US Census